

097.0

0004

0003.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

Total Card / Total Parcel

1,264,300 / 1,264,300

APPRAISED:

USE VALUE:

ASSESSED:

1,264,300 / 1,264,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		FROST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MCCARTHY COLLEEN H & PETER J

Owner 2:

Owner 3:

Street 1: 16 FROST ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: SEWARD JANET W -

Owner 2: -

Street 1: 14 FROST ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .227 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Brick Exterior and 3105 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

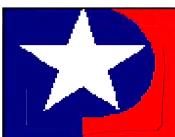
Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9890		Sq. Ft.	Site		0	70.	0.72	4									501,689						501,700	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							9890.000		762,600				501,700		1,264,300						63558	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					10/18/18	

**USER DEFINED**

Prior Id # 1:	63558
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	06:25:59
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 097.0-0004-0003.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	762,600	0	9,890.	501,700	1,264,300		Year end	12/23/2021
2021	101	FV	738,700	0	9,890.	501,700	1,240,400		Year End Roll	12/10/2020
2020	101	FV	733,900	0	9,890.	501,700	1,235,600	1,235,600	Year End Roll	12/18/2019
2019	101	FV	570,200	0	9,890.	501,700	1,071,900	1,071,900	Year End Roll	1/3/2019
2018	101	FV	570,200	0	9,890.	430,000	1,000,200	1,000,200	Year End Roll	12/20/2017
2017	101	FV	570,200	0	9,890.	401,400	971,600	971,600	Year End Roll	1/3/2017
2016	101	FV	570,200	0	9,890.	344,000	914,200	914,200	Year End	1/4/2016
2015	101	FV	555,700	0	9,890.	308,200	863,900	863,900	Year End Roll	12/11/2014

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEWARD JANET W,	59886-240		8/30/2012		750,000	No	No		
SEWARD HAROLD H	50996-137		4/7/2008	Family	99	No	No		
	10195-113		1/3/1963			No	No	N	

PAT ACCT.**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/24/2014	386	Redo Kit	140,000					
8/29/2013	1309	Heat App	13,600	C				
12/20/1998	850	Manual	5,000				REROOF	
2/9/1995	51		4,000				REMODEL BATH	

ACTIVITY INFORMATION

Date	Result	By	Name
10/18/2018	MEAS&NOTICE	BS	Barbara S
6/16/2014	External Ins	PC	PHIL C
1/16/2014	Info Fm Prmt	EMK	Ellen K
4/10/2009	Meas/Inspect	372	PATRIOT
4/27/2000	Inspected	276	PATRIOT
11/8/1999	Mailer Sent		
10/15/1999	Measured	264	PATRIOT
7/31/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH					
Type:	6 - Colonial		Full Bath:	3	Rating:	Average											
Sty Ht:	2A - 2 Sty +Attic		A Bath:		Rating:												
(Liv) Units:	1	Total: 1	3/4 Bath:		Rating:												
Foundation:	3 - BrickorStone		A 3QBth:		Rating:												
Frame:	1 - Wood		1/2 Bath:	1	Rating:	Average											
Prime Wall:	7 - Brick		A HBth:		Rating:												
Sec Wall:	2 - Clapboard	25 %	OthrFix:		Rating:												
Roof Struct:	1 - Gable		OTHER FEATURES														
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:	Very Good											
Color:	BROWN / RED BRICK		A Kits:		Rating:												
View / Desir:			Fpl:	1	Rating:	Average											
GENERAL INFORMATION						WSFlue:		Rating:									
Grade:	B - Good		CONDOS INFORMATION														
Year Blt:	1930	Eff Yr Blt:	Location:														
Alt LUC:		Alt %:	Total Units:														
Jurisdct:	G15	Fact:	Floor:														
Const Mod:			% Own:														
Lump Sum Adj:			Name:														
INTERIOR INFORMATION						DEPRECIATION						REMODELING					
Avg Ht/FL:	STD		Phys Cond:	AG - Avg-Good	26. %	Exterior:	No Unit	RMS	BRS	FL	RES BREAKDOWN						
Prim Int Wal	2 - Plaster		Functional:		%	Interior:	1	9	3	M							
Sec Int Wall:		%	Economic:		%	Additions:											
Partition:	T - Typical		Special:		%	Kitchen:											
Prim Floors:	3 - Hardwood		Override:		%	Baths:											
Sec Floors:	4 - Carpet	30 %	Total:	26.4 %		Plumbing:											
Bsmnt Flr:	12 - Concrete					Electric:											
Subfloor:						Heating:											
Bsmnt Gar:	2					General:											
Electric:	3 - Typical																
Insulation:	2 - Typical																
Int vs Ext:	S																
Heat Fuel:	1 - Oil																
Heat Type:	5 - Steam																
# Heat Sys:	1																
% Heated:	100	% AC:	100														
Solar HW:	NO	Central Vac:	NO														
% Com Wal		% Sprinkled															
MOBILE HOME						Make:		Model:		Serial #:		Year:		Color:			
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 097-0-0004-0003.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:									Total Special Features:				Total:			